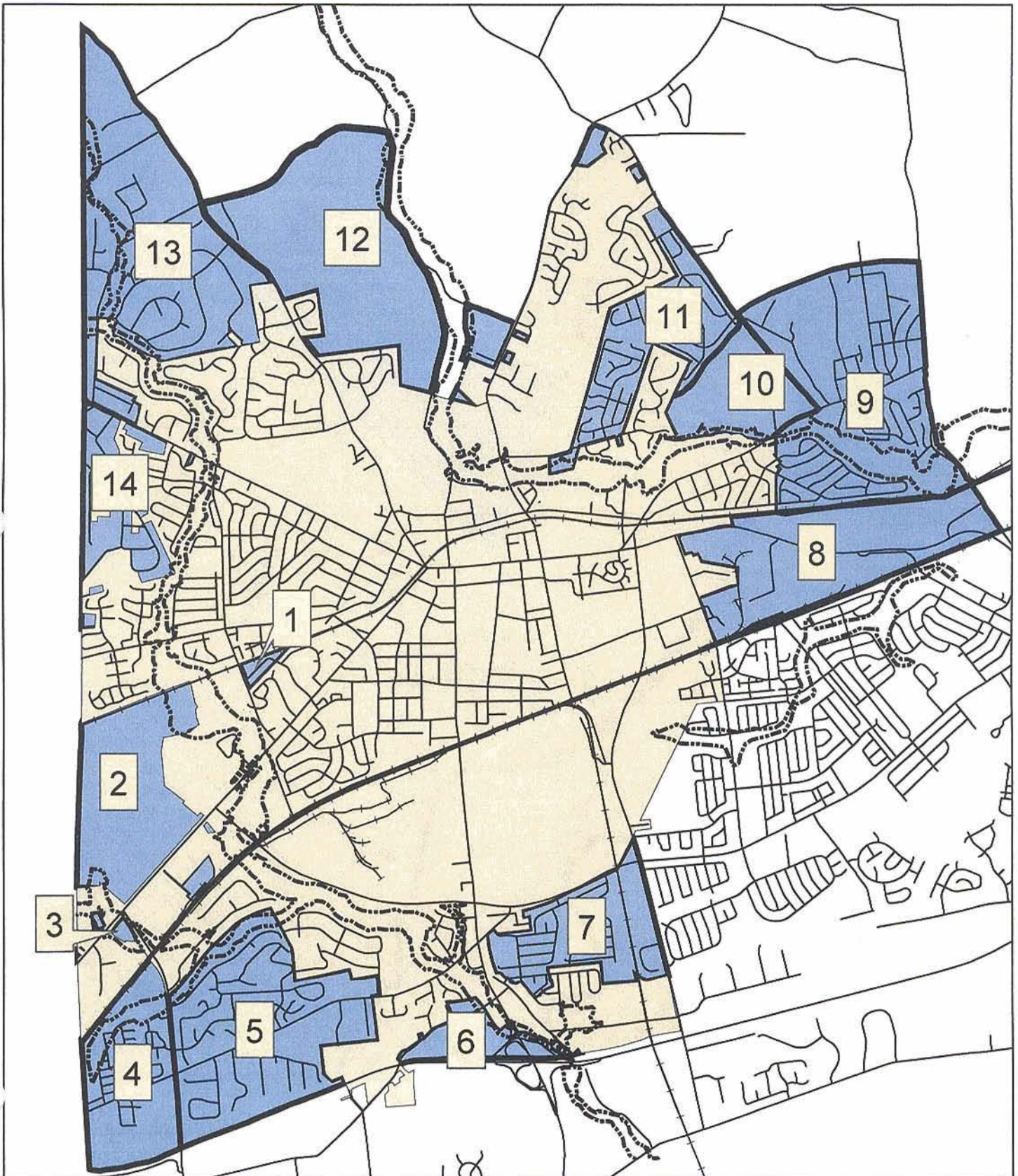


The complete draft of the City of Newark Plan can be found on their website at [www.cityofnewarkde.us/index.asp?NID=549](http://www.cityofnewarkde.us/index.asp?NID=549)

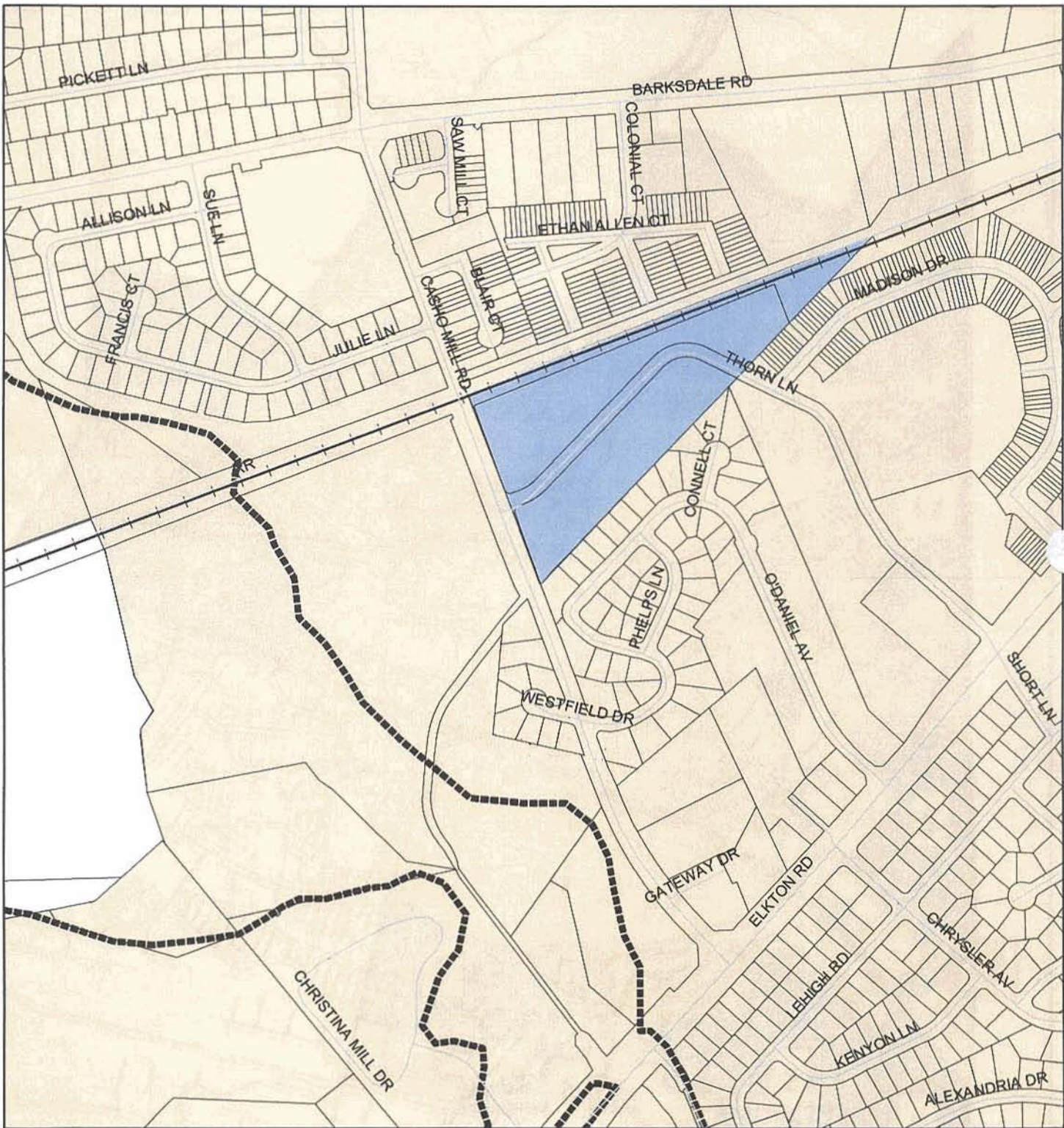
# ADJACENT PLANNING AREAS



0 4,850 9,700 19,400 Feet

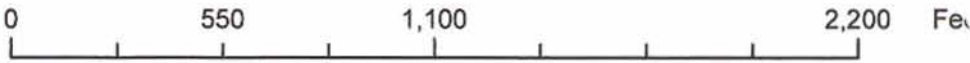


# Planning Area One



## Legend

- Planning Area One
- City
- Flood Hazard Area
- Railroad



## **PLANNING AREA NO. ONE**

### ***Recommended Use(s):***

- MULTI-FAMILY RESIDENTIAL (MEDIUM TO HIGH DENSITY)

### ***Location:***

Southwest of City Boundary, along Casho Mill Road; "Island," Surrounded by Land in City.

### ***Special Conditions Affecting Development:***

- None

### ***Existing Use(s):***

- Towne Court Apartments

### ***Rationale for Recommended Use(s):***

- Developed as Multi-family

### ***Previous Plan:***

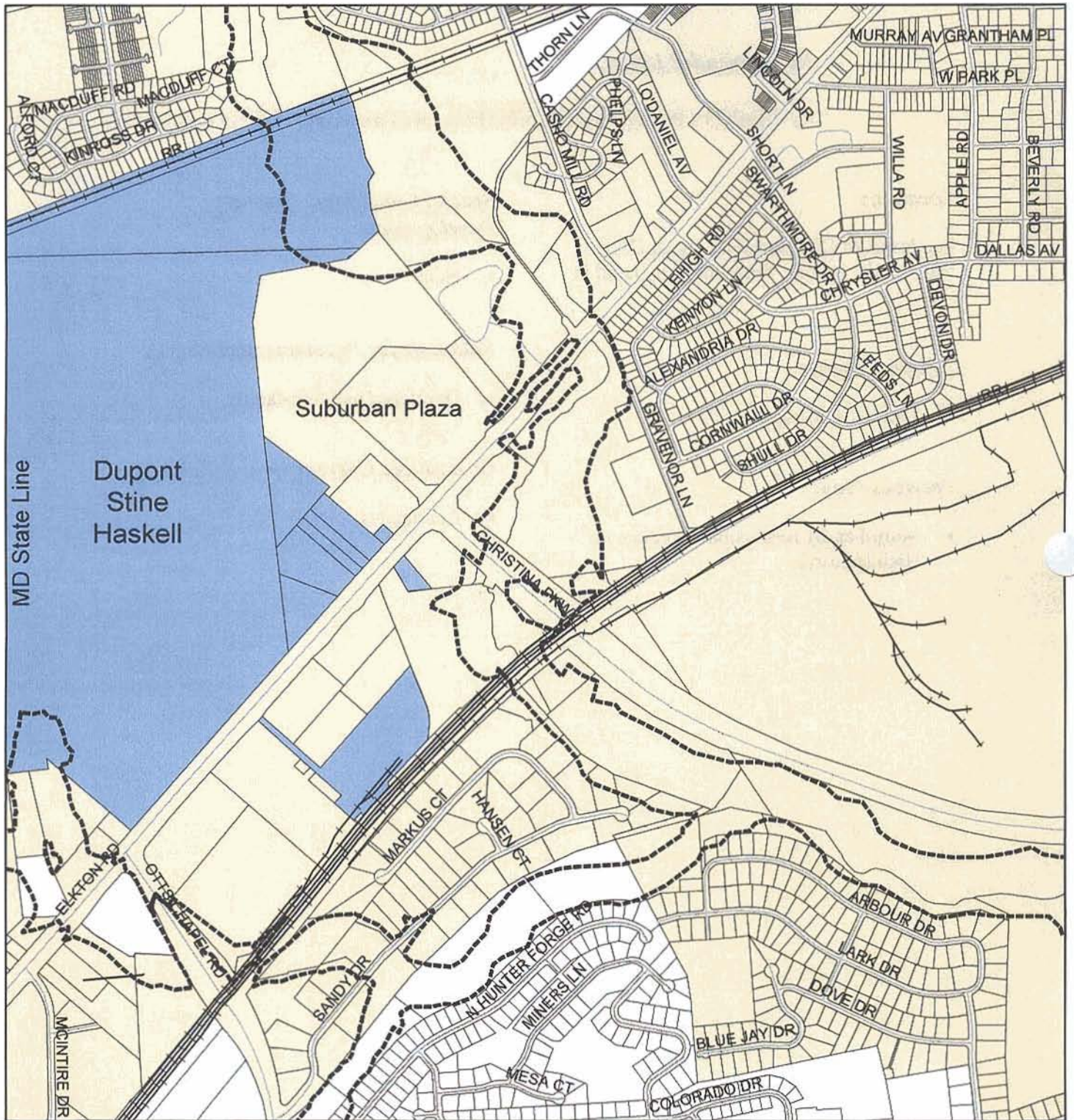
- Multi-Family Residential (Medium to High Density)

### ***Generalized Current County Zoning:***

- Apartments



# Planning Area Two



## Legend

- Planning Area Two
- City
- Flood Hazard Area
- 98+ Railroad

0 1,350 2,700 5,400 Feet

## **PLANNING AREA NO. TWO**

### ***Recommended Use(s):***

- COMMERCIAL (AUTO-ORIENTED)
- MANUFACTURING/OFFICE RESEARCH
- STREAM VALLEY
- SINGLE FAMILY RESIDENTIAL (LOW DENSITY)<sup>1</sup>

### ***Location:***

- Along Elkton Road to
- Maryland Line

### ***Existing Use(s):***

- Commercial
- DuPont – Stine Labs
- Industrial

### ***Previous Plan***

- Commercial (auto-oriented)
- Manufacturing/Office Research
- Stream Valley

### ***Special Conditions Affecting Development:***

- Increasing Traffic Volumes on
- Elkton Road
- Gateway to City
- Potential Route for Extension of Christina Parkway to Barksdale Road
- Limited Sewer Infrastructure
- May not be Cost Effective to Service with City Electric

### ***Rationale for Recommended Use(s):***

- Developed and Developing as Proposed
- Good Access to Turnpike
- Additional Commercial Development, Should be Closely Regulated to Minimize Traffic Impact
- Other Uses, Including Mixed Use [Medium to Medium-high Density] Residential, Appropriately Designed may be Considered, Taking into Account Site and Environmental Conditions

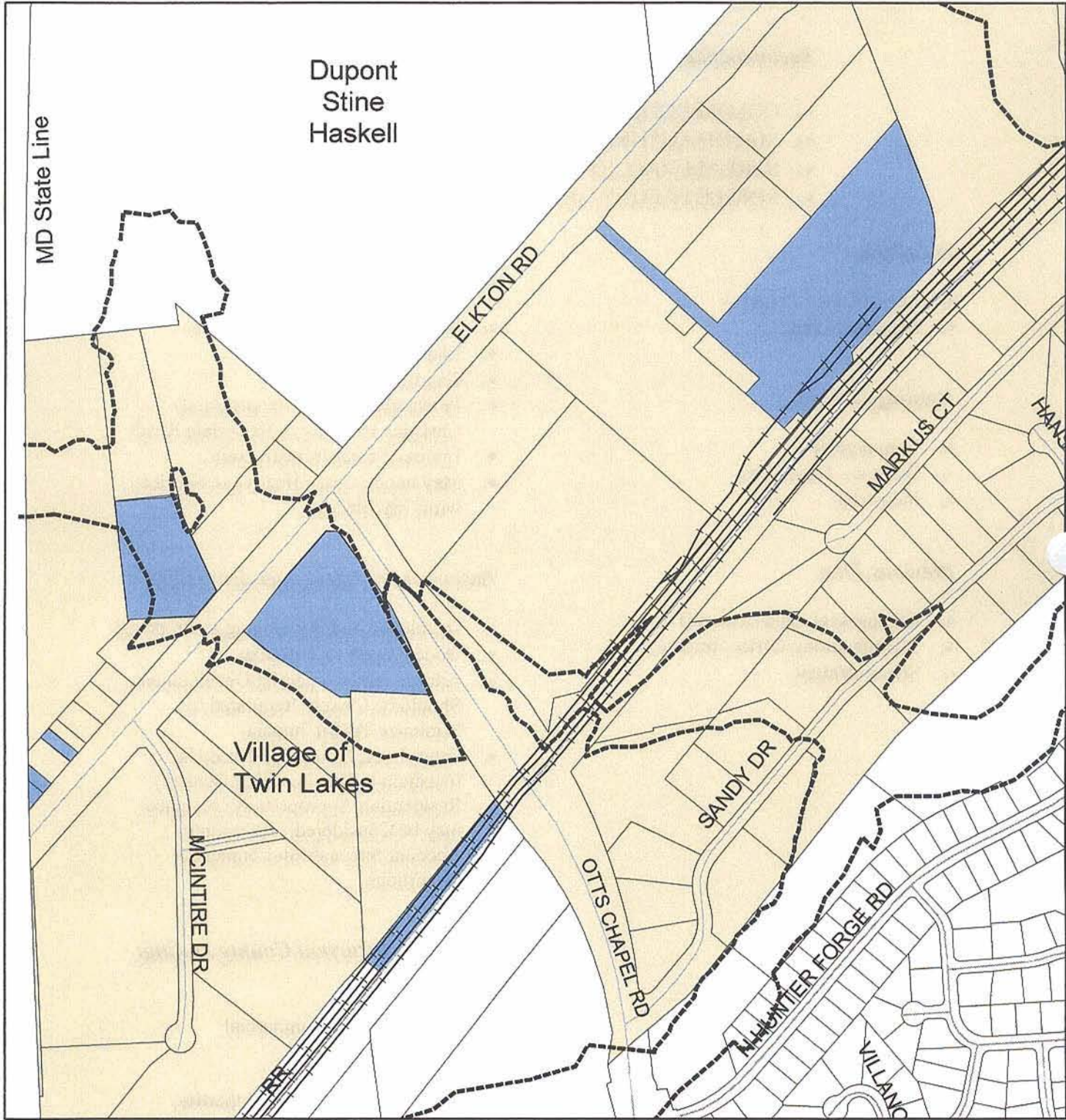
### ***Generalized Current County Zoning:***

- Industrial
- Neighborhood Commercial

<sup>1</sup> This use category is shown only to accommodate any future annexation of the properties immediately adjacent to the Newark Charter School, south and east of Elkton Road, for school uses [which are permitted in the residential category].



# Planning Area Three



## Legend

- Planning Area Three
- City
- Flood Hazard Area
- Railroad

0 650 1,300 2,600

100

## **PLANNING AREA NO. THREE**

### ***Recommended Use(s):***

- COMMERCIAL (AUTO-ORIENTED)
- MANUFACTURING/OFFICE RESEARCH
- SINGLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL (MEDIUM TO HIGH DENSITY)
- STREAM VALLEY

### ***Location:***

Along Elkton Road, at and near  
Otts Chapel Road

### ***Existing Use(s):***

- Commercial
- Residential
- Stream Valley

### ***Previous Plan:***

- Commercial (Auto-Oriented)
- Manufacturing/Office Research
- Single Family Residential (Medium Density)
- Multi-Family Residential (Medium To High Density)
- Stream Valley

### ***Special Conditions Affecting Development:***

- Increasing Traffic Volumes on Elkton Road
- Gateway to City
- Limited Sewer Infrastructure
- May not be Cost Effective to Serve with City Electric

### ***Rationale for Recommended Use(s):***

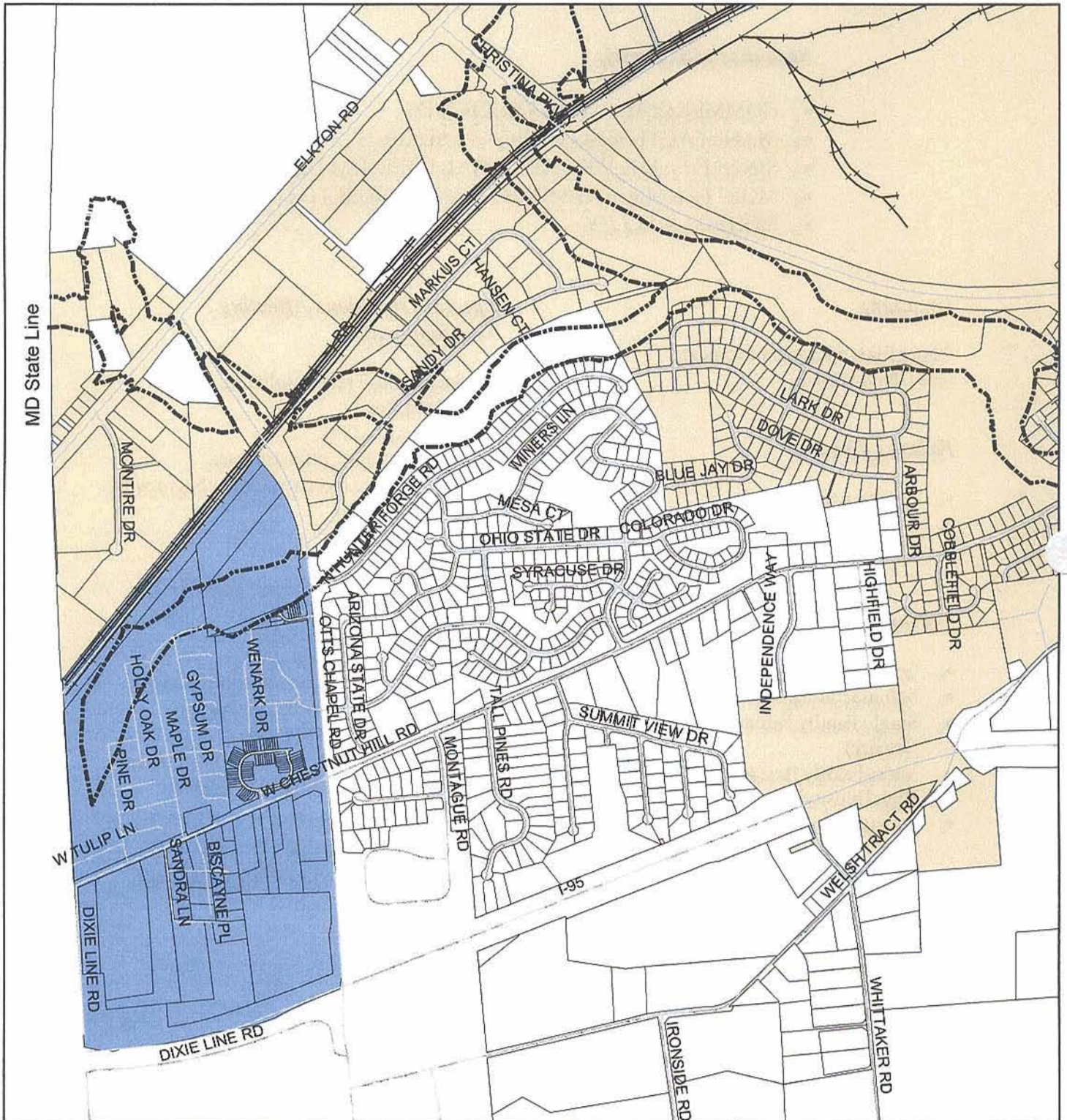
- Developed as Proposed
- Good Access to Turnpike
- Additional Commercial Development Should be Closely Regulated to Minimize Traffic Impact
- Residential with Appropriate Safeguards for Community, Environment and Traffic Flow

### ***Generalized Current County Zoning:***

- Industrial
- Single-Family



# Planning Area Four



## Legend

- Planning Area Four
- City
- Flood Hazard Area
- +

 Railroad

0 1,300 2,600 5,200 Feet

## **PLANNING AREA NO. FOUR**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL (LOW TO MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL
- STREAM VALLEY

### ***Location:***

West of Otts Chapel Road, South of NE Corridor RR, North of Turnpike; East of Maryland Line

### ***Existing Use(s):***

- Single-family and Multi-family Residential
- Oak Tree Apartments
- Gore

### ***Previous Plan:***

- Single-Family Residential (Low To Medium Density)
- Multi-Family Residential
- Stream Valley

### ***Special Conditions Affecting Development:***

- Floodplain at Tributary to Christina Creek
- May not be Cost Effective to serve with City Electric; City Public Works

### ***Rationale for Recommended Use(s):***

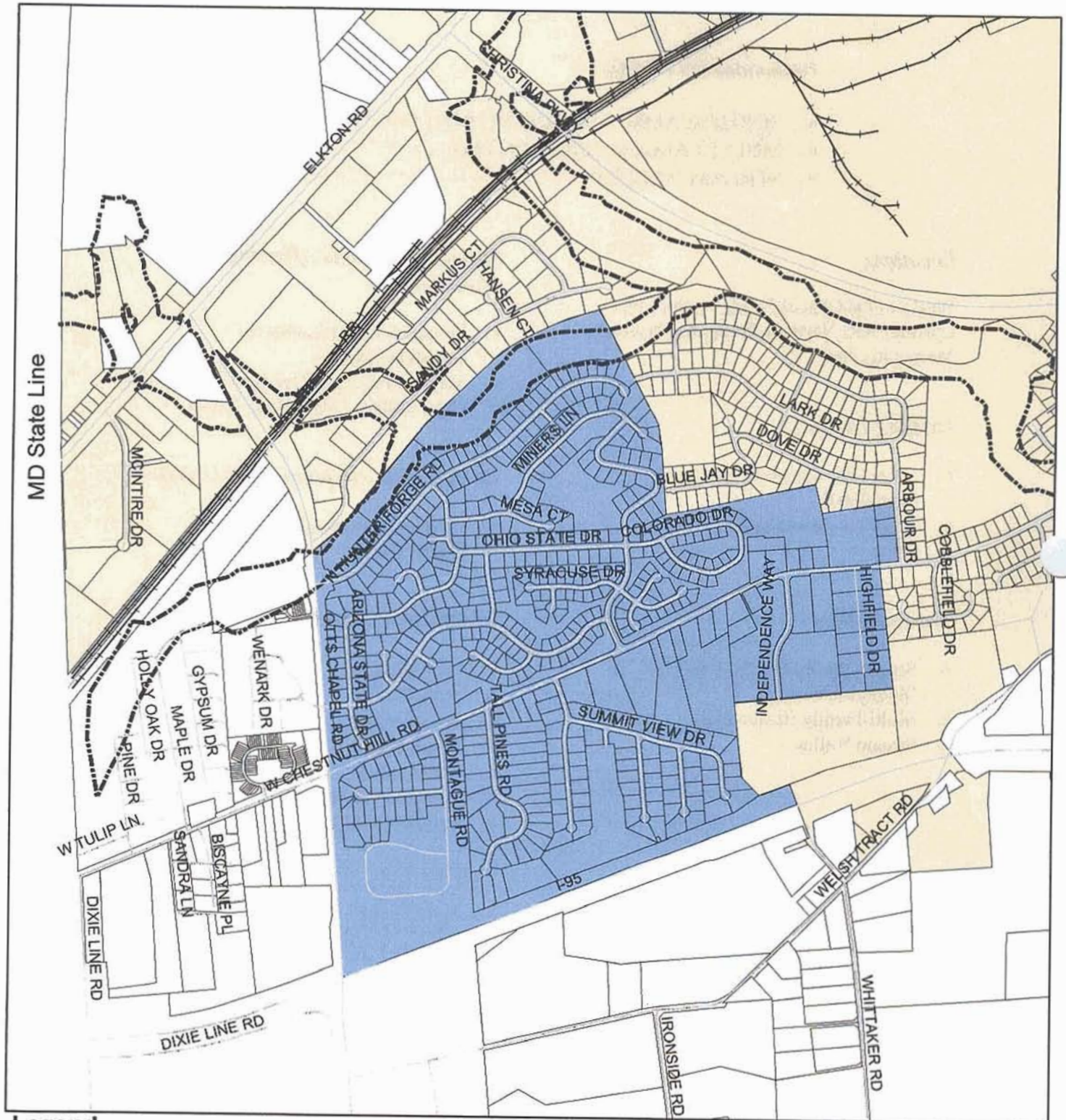
- Developed as Single-family and Multi-family

### ***Generalized Current County Zoning:***

- Industrial
- Suburban
- Single Family
- Apartments
- Townhouses
- Manufacture/Mobile
- Neighborhood Commercial



# Planning Area Five



## Legend

- Planning Area Five
- City
- Flood Hazard Area
- + Railroad

0 1,200 2,400 4,800 Feet

## **PLANNING AREA NO. FIVE**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)
- STREAM VALLEY

### ***Location:***

West of Arbour Park to Sandy Brae Road,  
South of Sandy Brae Industrial Park to I-95

### ***Existing Use(s):***

- Single-family Residential
- Church
- Vacant Head Injury Facility
- Anvil Park, Academy Hill,  
Summit View

### ***Previous Plan:***

- Single-family Residential (low density)
- Stream Valley

### ***Special Conditions affecting Development:***

- Considerable Existing Development
- Severe Slopes
- Floodplain
- Traffic Limitations on  
W. Chestnut Hill Road
- May Not be Cost Effective to Serve with  
City Electric; City  
Public Works
- Significant Christina Creek Floodplain –  
Inappropriate for new Development

### ***Rationale for Recommended Use(s):***

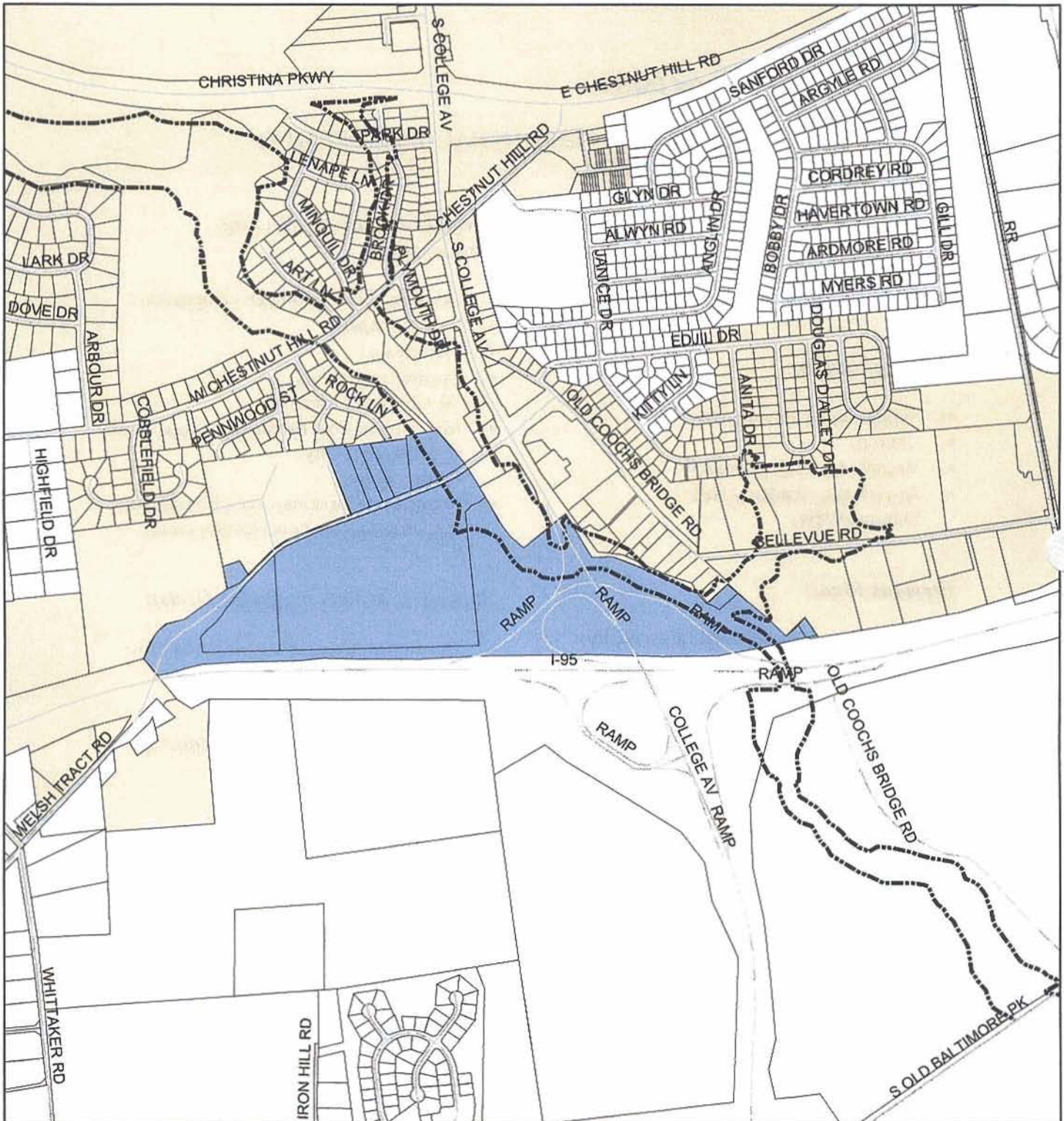
- Developed primarily as Single-family –  
Some Institutional Use Acceptable

### ***Generalized Current County Zoning:***

- Single-family
- Suburban



# Planning Area Six



## Legend

- Planning Area Six
- City
- Flood Hazard Area
- + Railroad

0 1,150 2,300 4,600

## **PLANNING AREA NO. SIX**

### ***Recommended Use(s):***

- SINGLE-FAMILY (LOW DENSITY)
- STREAM VALLEY
- PARKLAND

### ***Location:***

South of City, along Welsh Tract Road to Turnpike

### ***Existing Use(s):***

- Scattered Single-family
- Stream Valley

### ***Previous Plan:***

- Single-Family (Low Density)
- Stream Valley
- Parkland

### ***Special Conditions Affecting Development:***

- Floodplain
- Wooded Areas
- Proximity to Turnpike
- May Not be Cost Effective to Serve with City Electric, Water or Sewer

### ***Rationale for Recommended Use(s):***

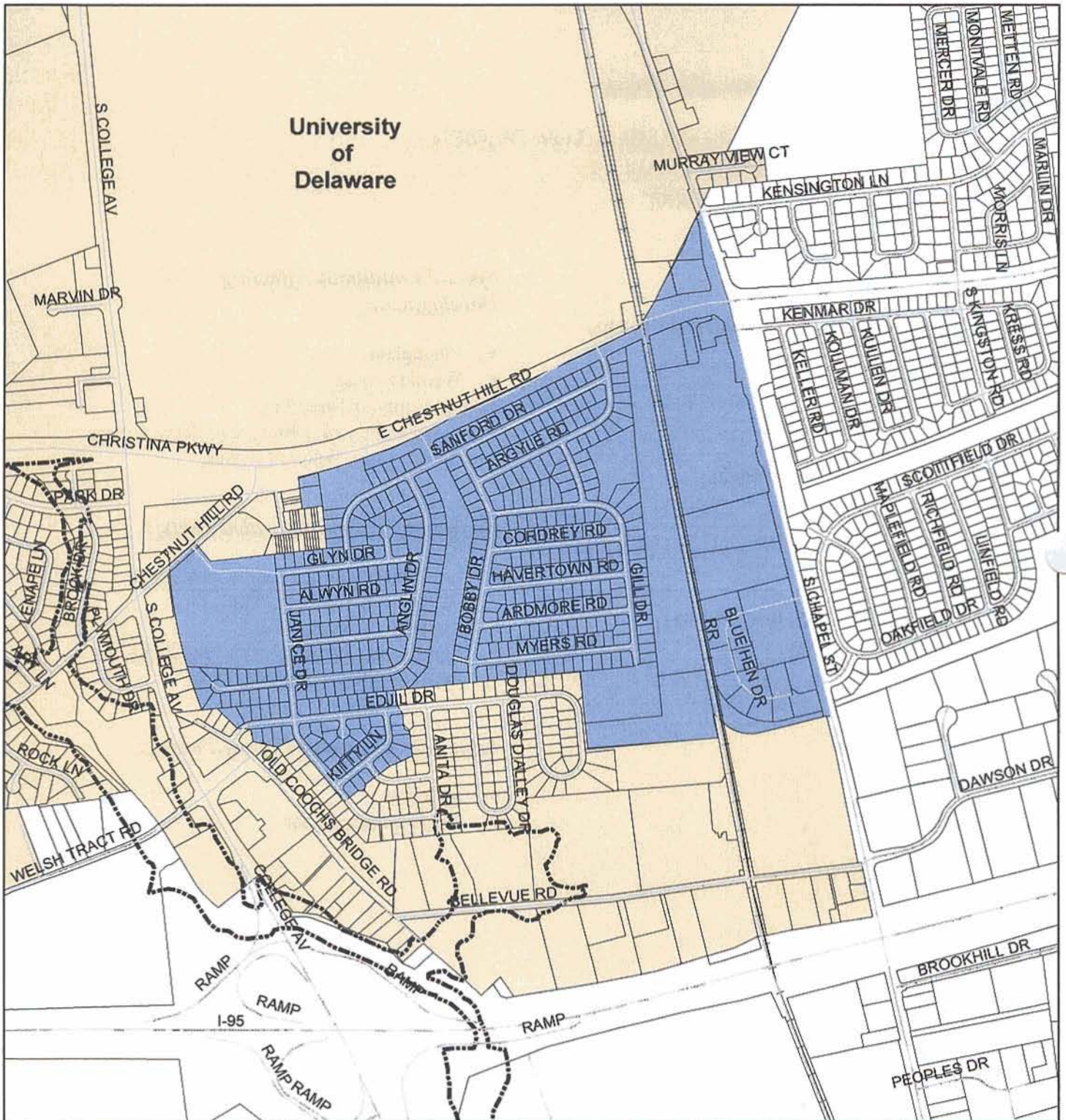
- Low Density Single-family may be Acceptable with Low Impact on Floodplain, Wooded Areas
- Significant Christina Creek Floodplain – Inappropriate for Development

### ***Generalized Current County Zoning:***

- Suburban
- Historic Preservation



# Planning Area Seven



## Legend

Planning Area Seven

City

Flood Hazard Area

108 + Railroad

0 900 1,800 3,600 Feet

## **PLANNING AREA NO. SEVEN**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL
- COMMERCIAL (AUTO ORIENTED)
- MANUFACTURING/OFFICE RESEARCH

### ***Location:***

South and east of City between  
E. Chestnut Hill Road and Diamond State  
Industrial Park, and east of  
South Chapel Street

### ***Existing Use(s):***

- Single-family Residential
- Shopping Center
- Yorkshire
- Robscott Manor
- Industrial

### ***Previous Plan:***

- Single-Family Residential
- Commercial (Auto Oriented)
- Manufacturing/Office Research

### ***Special Conditions Affecting Development:***

- Considerable Existing Development
- Much of Area Receives County  
Sewer Service
- May not be Cost Effective to Serve with  
City Electric

### ***Rationale for Recommended Use(s):***

- Developed and Developing as Proposed

### ***Generalized Current County Zoning:***

- Single-family
- Neighborhood Office
- Suburban
- Industrial
- Commercial Regional





0 1,550 3,100 6,200 F

## **PLANNING AREA NO. EIGHT**

### ***Recommended Use(s):***

- MANUFACTURING OFFICE/RESEARCH
- COMMERCIAL (AUTO ORIENTED)

### ***Location:***

East boundary of City at  
Marrows Road to Red Mill Road between  
CSX RR and NE Corridor RR

### ***Existing Use(s):***

- Industrial
- Commercial
- Avon
- FMC
- General Foods

### ***Previous Plan:***

- Manufacturing Office/Research
- Commercial (Auto Oriented)

### ***Special Conditions Affecting Development:***

- Considerable Existing Development
- Much of Area Receives County Sewer Service
- Wet Soils Near Tributary
- May not be Cost Effective to Serve with City Electric and Public Works
- Commercial (Auto Oriented) to be Carefully Evaluated for Potential Negative Impacts on Downtown Commercial Uses

### ***Rationale for Recommended Use(s):***

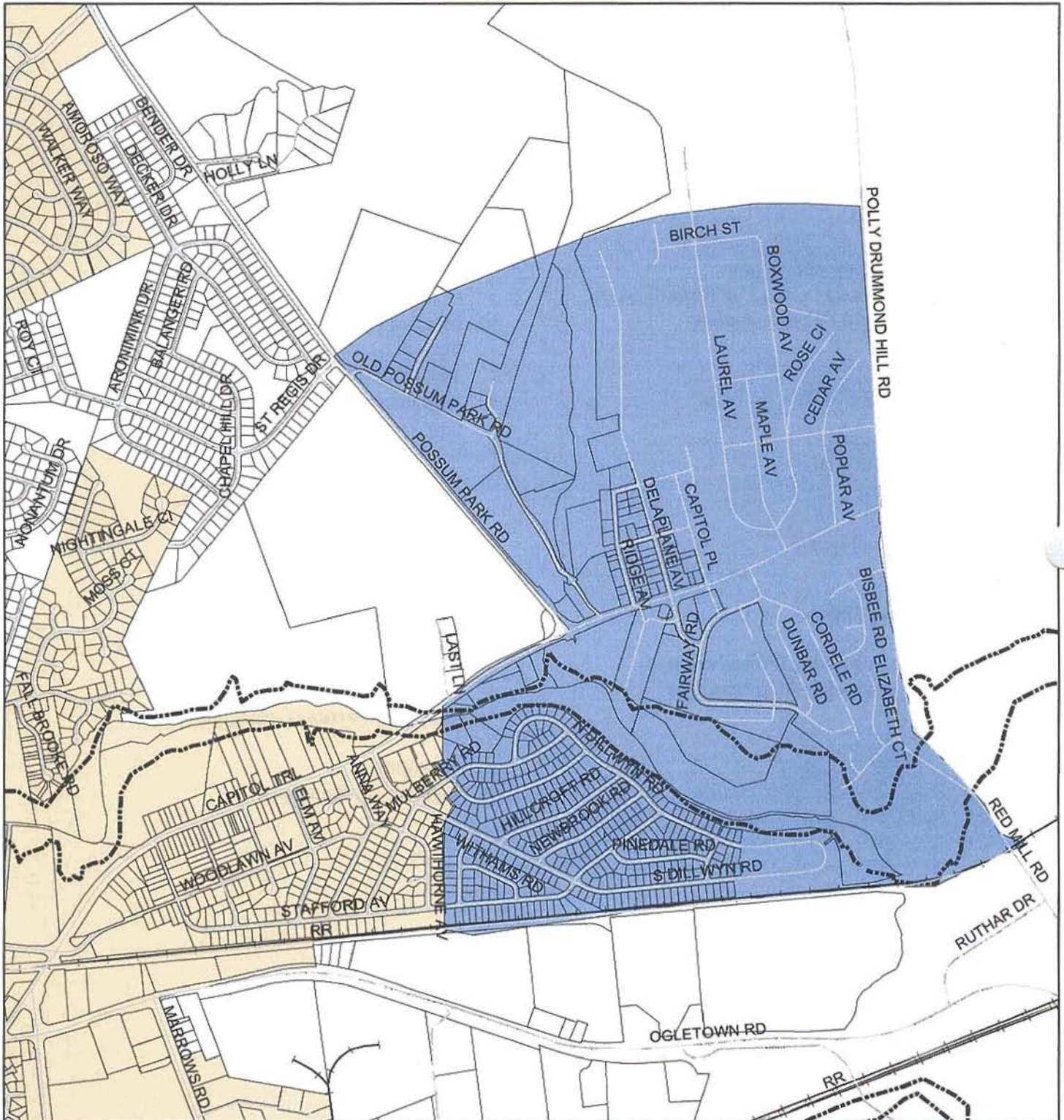
- Developed and Developing as Proposed

### ***Generalized Current County Zoning:***

- Industrial
- Commercial Regional



# Planning Area Nine



## Legend

- Planning Area Nine
- City
- Flood Hazard Area

1 1/2 —+ Railroad

0 1,250 2,500 5,000 Feet

## **PLANNING AREA NO. NINE**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL (MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL (AUTO ORIENTED)
- STREAM VALLEY

### ***Location:***

East of City Boundary, South of Kirkwood Highway to CSX RR, West of White Clay Creek, Between Possum Park Road and Polly Drummond Hill Road

### ***Existing Use(s):***

- Commercial
- Single-family and Multi-family Residential
- Stream Valley

### ***Previous Plan:***

- Single-family Residential (Medium Density)
- Multi-family Residential
- Commercial (Auto Oriented)
- Stream Valley

### ***Special Conditions Affecting Development:***

- Traffic Congestion on Kirkwood Highway
- Floodplain
- Considerable Existing Development
- Much of Area Receives County Sewer Services
- May Not be Cost Effective to Serve with City Electric
- Significant White Clay Creek Floodplain – Inappropriate Development
- Water Pressure at Higher Elevation

### ***Rationale for Recommended Use(s):***

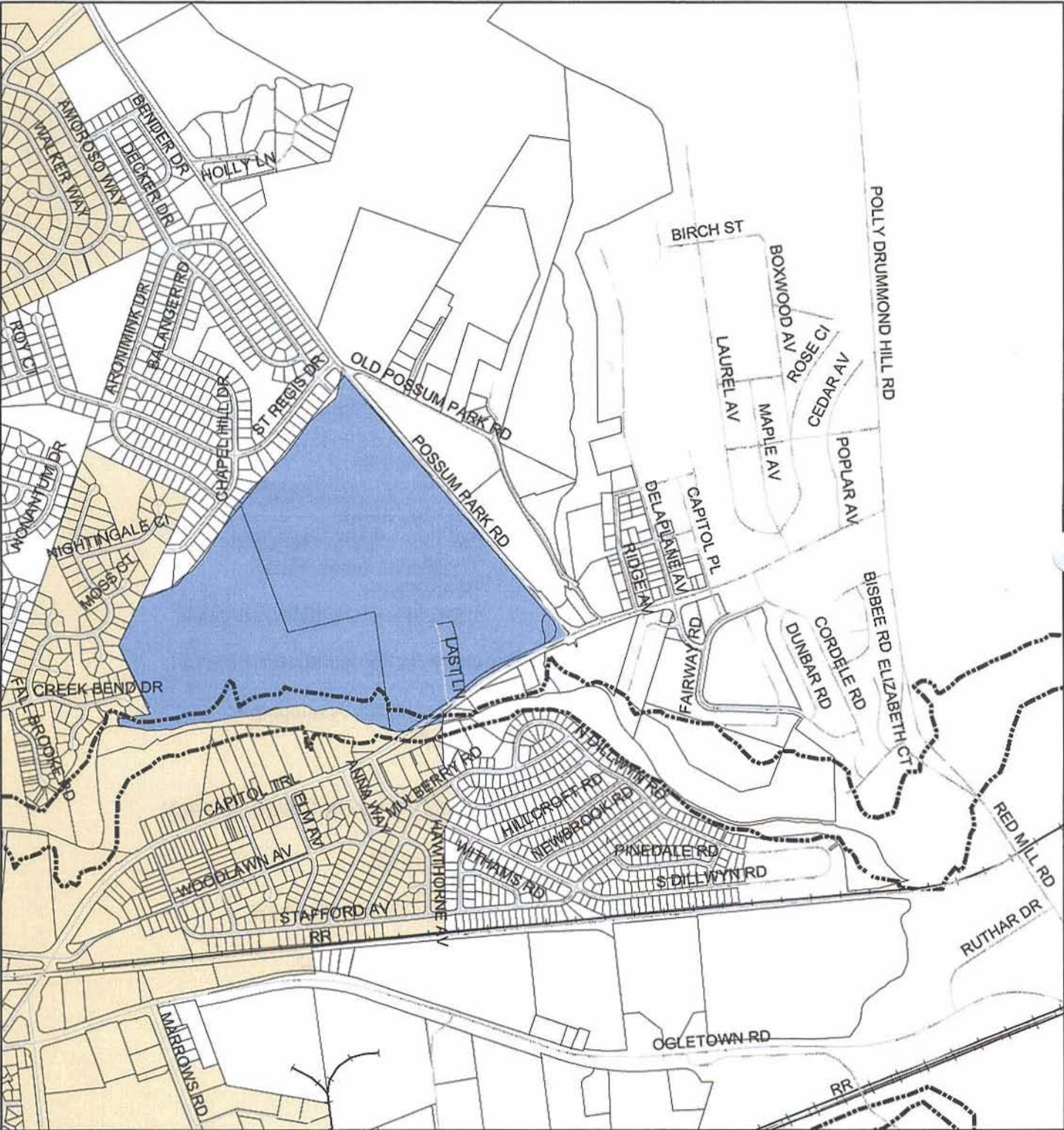
- Developed and Developing as Proposed

### ***Generalized Current County Zoning:***

- Single-family
- Suburban
- Commercial Neighborhood
- Apartments
- Commercial Regional
- Offices
- Suburban Reserve



# Planning Area Ten



## Legend

- Planning Area Ten
- City
- Flood Hazard Area
- Railroad

0 1,450 2,900 5,800 Feet

## **PLANNING AREA NO. TEN**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL (LOW TO MEDIUM DENSITY)
- LIGHT COMMERCIAL
- PARKLAND
- STREAM VALLEY

### ***Location:***

Northeast of City, between White Clay Creek, Possum Park Road and Chapel Hill Subdivision

### ***Existing Use(s):***

- Vacant
- Small Commercial Nursery
- Stream Valley

### ***Previous Plan:***

- Single-Family Residential (Low To Medium Density)
- Light Commercial
- Parkland
- Stream Valley

### ***Special Conditions Affecting Development:***

- Traffic Congestion on Kirkwood Highway
- Floodplain; Environmentally Sensitive Area
- Water Infrastructure not Adequate
- May not be Cost Effective to Serve with City Electric

### ***Rationale for Recommended Use(s):***

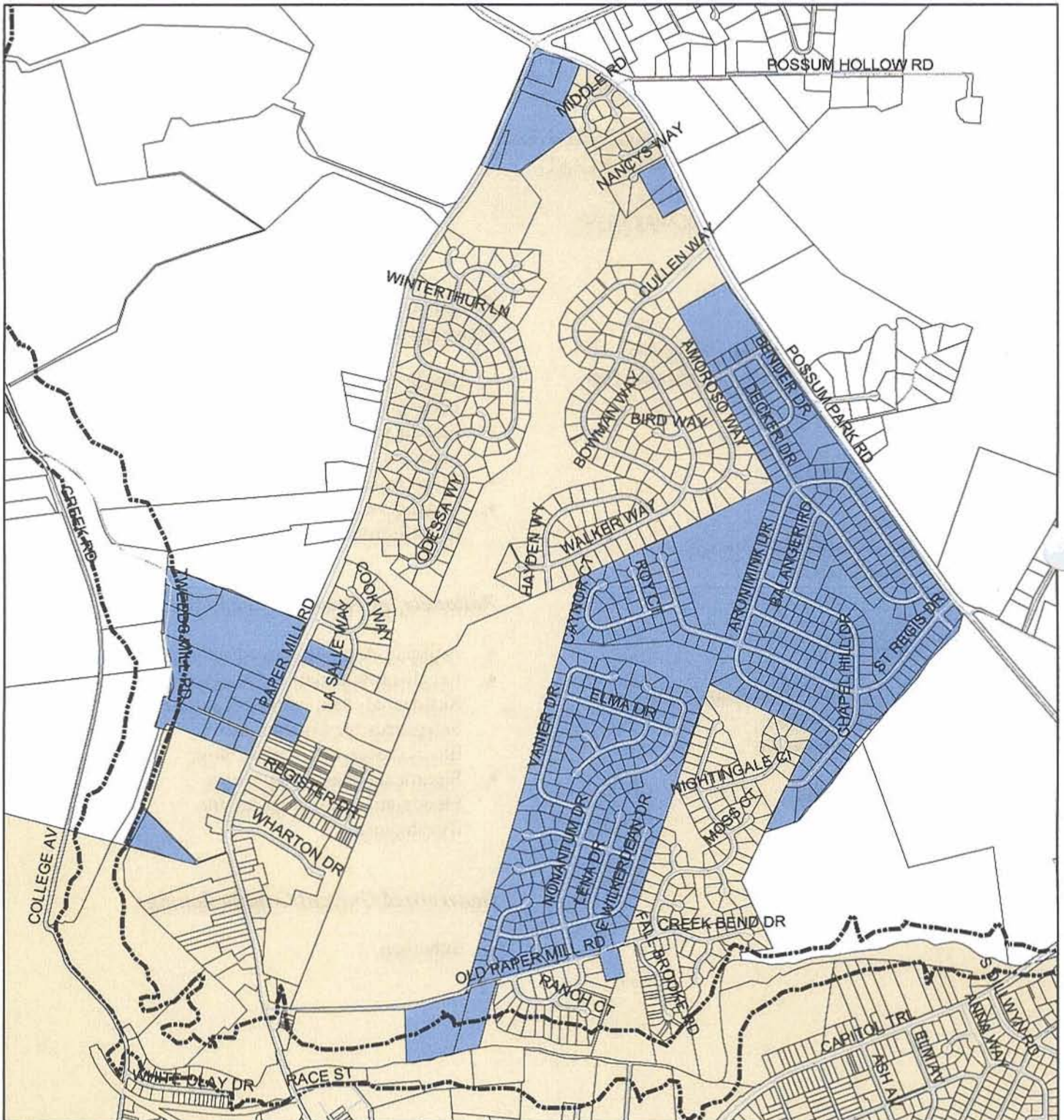
- Adjacent Area Developed as Proposed
- Excellent Potential for "Neo-traditional" Residential Plan, with Appropriate Safeguards for Community, Environment, and Traffic Flow
- Significant White Clay Creek Floodplain – Inappropriate for Development

### ***Generalized Current County Zoning:***

- Suburban



# Planning Area Eleven



## Legend

- Planning Area Eleven
- City
- Flood Hazard Area
- + Railroad

0 1,450 2,900 5,800 Feet

## **PLANNING AREA NO. ELEVEN**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)
- LIGHT COMMERCIAL
- PARKLAND
- STREAM VALLEY

### ***Location:***

Northeast of City to Milford Crossroads,  
Bounded by Possum Park Road on East, and  
White Clay Creek on South and West

### ***Existing Use(s):***

- Single-family Residential
- Commercial

### ***Previous Plan:***

- Single-Family Residential (Low Density)
- Light Commercial
- Parkland
- Stream Valley

### ***Special Conditions Affecting Development:***

- Considerable Existing Development
- Portions of Area receives County Sewer Service
- May Not be Cost Effective to Serve with City Electric and Public Works

### ***Rationale for Recommended Use(s):***

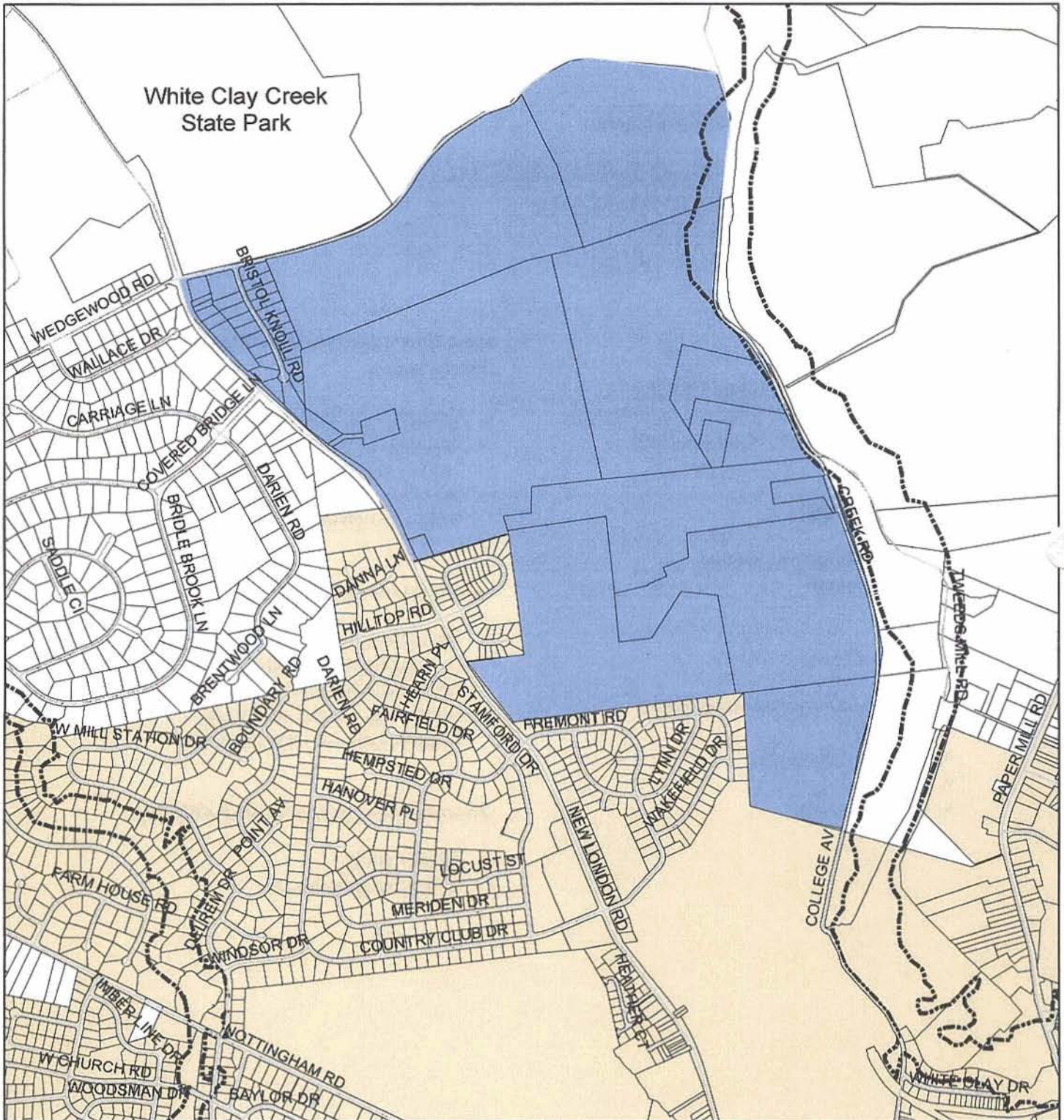
- Developed and Developing as Proposed
- Existing light Commercial at Milford Crossroads and on Possum Park Road
- White Clay Creek Floodplain – Inappropriate for Development

### ***Generalized Current County Zoning:***

- Single-family
- Office Neighborhood



# Planning Area Twelve



## Legend

Planning Area Twelve

City

Flood Hazard Area

+ Railroad

0 1,375 2,750 5,500 Feet

## **PLANNING AREA NO. TWELVE**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)
- STREAM VALLEY
- PARKLAND

### ***Location:***

North of City from Fairfield Crest to State Park, between New London and Creek Roads

### ***Existing Use(s):***

- Scattered Single-family Residential
- State Parkland

### ***Previous Plan:***

- Single-Family Residential (Low Density)
- Stream Valley
- Parkland

### ***Special Conditions Affecting Development:***

- Steep Slopes
- Floodplain
- Force Main Required for Sewer Service

### ***Rationale for Recommended Use(s):***

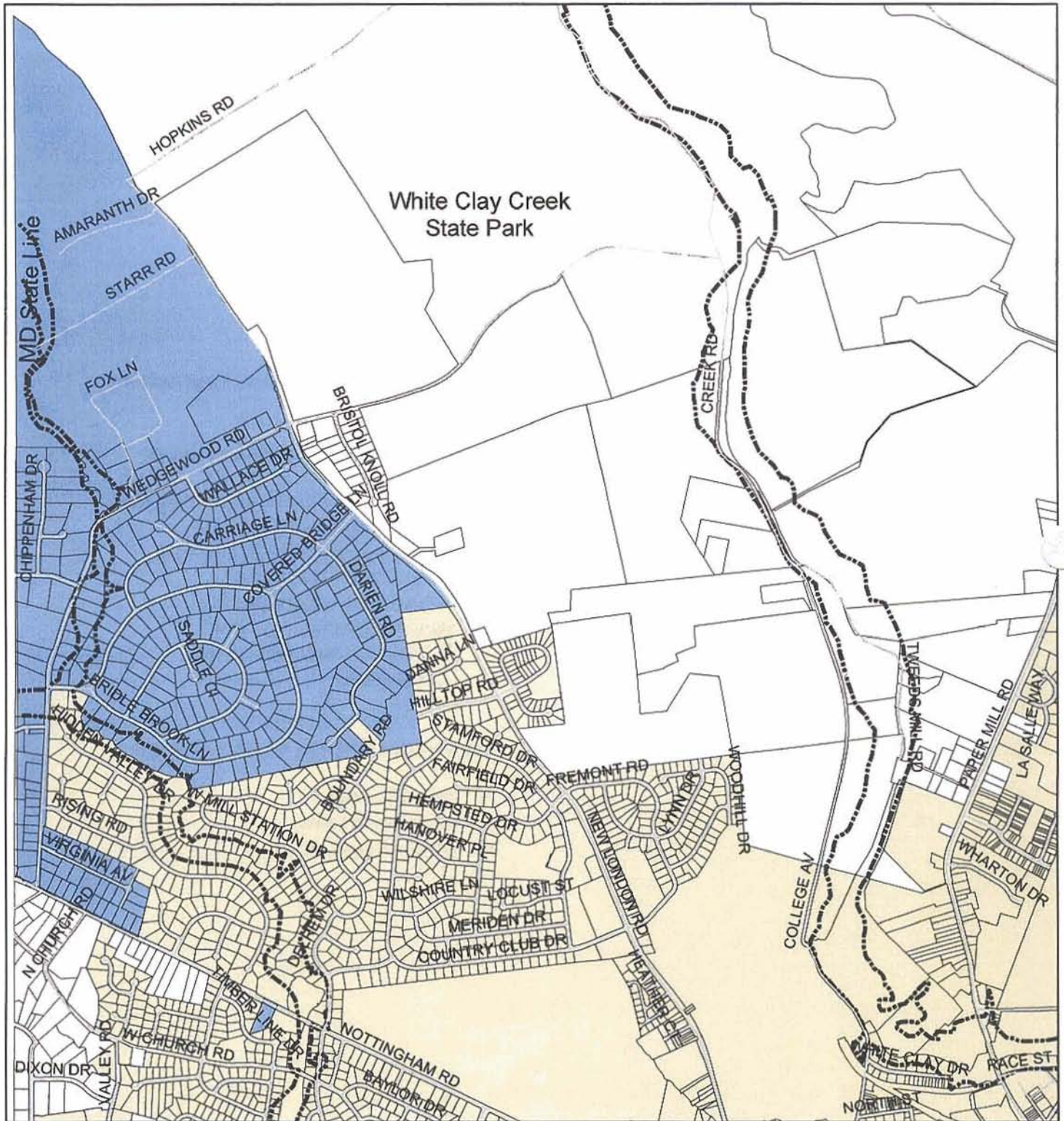
- Adjacent Area Developed as Proposed
- Potential for “Neo-traditional” Residential Plan, with Appropriate Safeguards for Community, Environment and Traffic Flow
- Significant White Clay Creek Floodplain – Inappropriate for Development

### ***Generalized Current County Zoning:***

- Suburban Estate
- Suburban Reserve
- Office Neighborhood



# Planning Area Thirteen



## Legend

Planning Area Thirteen

City

Flood Hazard Area

120 Railroad

0 1,950 3,900 7,800 feet

## **PLANNING AREA NO. THIRTEEN**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)
- STREAM VALLEY
- PARKLAND

### ***Location:***

Northwest of City from Christianstead to Maryland/PA Line

### ***Existing Use(s):***

- Single-family Residential
- Covered Bridge Farms
- Stream Valley

### ***Previous Plan:***

- Single-family Residential (Low Density)
- Stream Valley
- Parkland

### ***Special Conditions Affecting Development:***

- Floodplain
- Considerable Existing Development
- Some Problems with Existing Septic Systems
- Steep Slopes
- Narrow Roads-No Curbs
- Drainage Requirements
- May Not be Cost Effective to Serve with City Electric, Public Works, City Sanitary Sewer and Water

### ***Rationale for Recommended Use(s):***

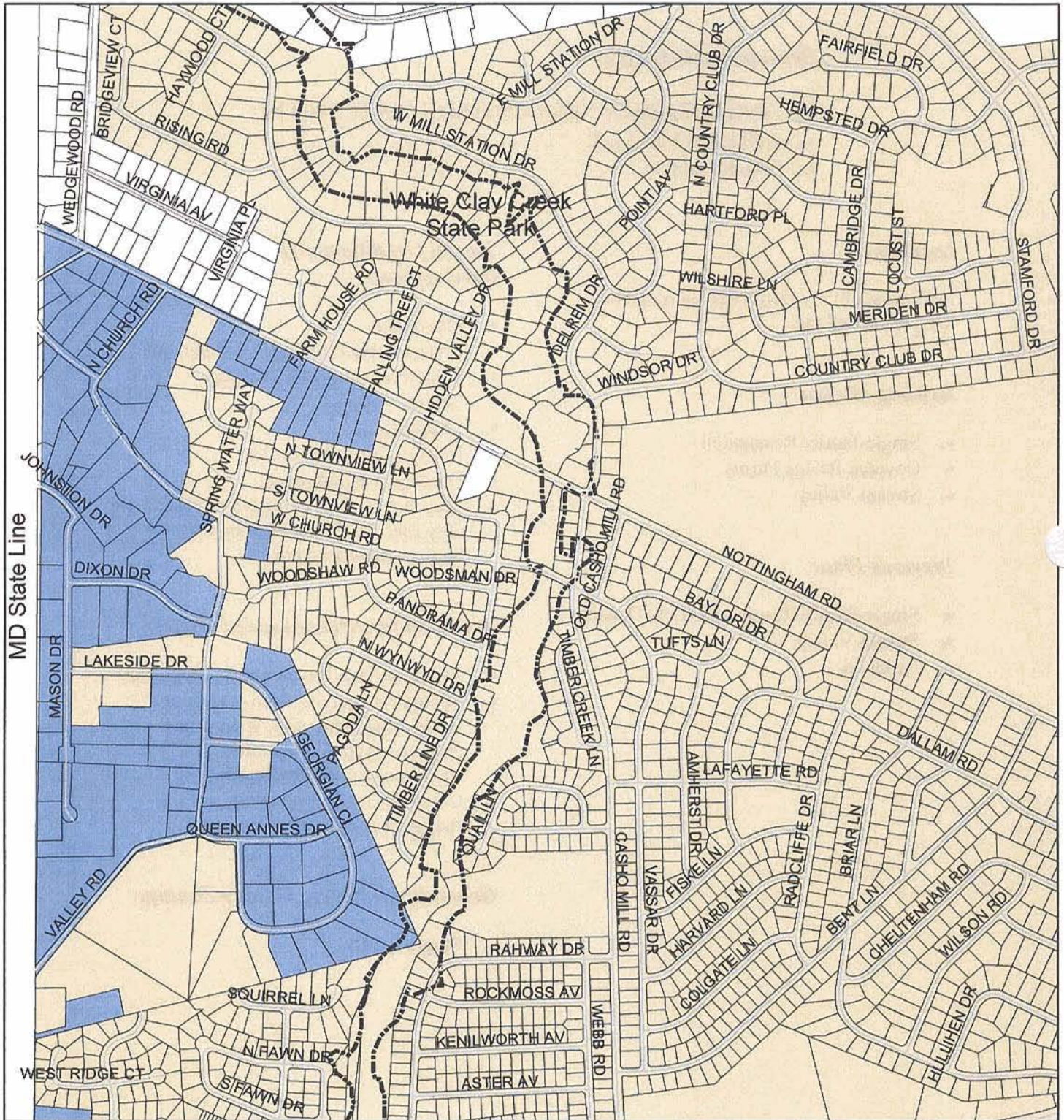
- Adjacent Area Developed as Proposed
- Some Potential for "Neo-traditional" Residential Plan, with Appropriate Safeguards for Community, Environment and Traffic Flow
- Christina Creek Floodplain – Inappropriate for Development

### ***Generalized Current County Zoning:***

- Single-family



# Planning Area Fourteen



## Legend

- Planning Area Fourteen
- City
- Flood Hazard Area
- + Railroad

0 950 1,900 3,800 Feet



## **PLANNING AREA NO. FOURTEEN**

### ***Recommended Use(s):***

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)

### ***Location:***

Christina Manor Area West of City Limits

### ***Existing Use(s):***

- Single-family Residential
- Light Commercial

### ***Previous Plan:***

- Single-family Residential (Low Density)

### ***Special Conditions Affecting Development:***

- Narrow Main Roadway (Valley Road); Other Narrow Roads- No Curbs
- Considerable Existing Development
- Steep Slopes
- Wet Soils
- May Not be Cost Effective to Serve with City Electric, Public Works, Water and Sanitary Sewer
- Some Problems with Existing Septic Systems
- Drainage Requirements

### ***Rationale for Recommended Use(s):***

- Developed and Developing as Proposed

### ***Generalized Current County Zoning:***

- Single-family